

Planning & Sustainability • City of Northampton

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Northampton Public Hearings

July 27, 2023, 7:00 PM

Agenda for Planning Board Public Hearing at Council Chambers, 212 Main St, Northampton (Teleconference available –See below)

Hearing Details

1. Public Comment may be submitted in the following ways:
 - a. In writing up until 4 PM to cmisch@northamptonma.gov; or
 - b. In person at the hearing during the time the specific hearing is open; or
 - c. Via **chat** function from the teleconference site (See Below) during the time the specific hearing is open. Chat will be enabled for messages going to the Chair and Staff only. All chat comments for the specific hearing will be read by the Chair/Staff after in-person comments are made.
2. For Permit Process, Please See FAQs: <http://www.northamptonma.gov/permit>
3. Hearing Applications may be viewed at: <http://www.northamptonma.gov/pending>
4. For anyone needing visual or audio assistance with this meeting, please contact the City's ADA/§504 Coordinator, Keith Benoit at KBenoit@northamptonma.gov or 413-587-1288.

7:00 PM Announcement of Video Recording & Public Comment on anything not on the agenda

7:0 PM Continuation from 6/22/23 of a Request for Site Plan Approval for a new two – family by Chris Lee of Backyard ADUs, at a location on Burts Pit Rd (“Burts Bog”), Florence, Map ID 36-413.

APPLICANT HAS REQUESTED WITHDRAWAL

7:05 PM Site Plan Review second attached dwelling by David Poppie & Sally Imbimbo, 55 Florence St, Leeds, Map ID 11C-38.

- Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval have been met.
- Applicable Code Sections: 350-6.11 ([Two family](#)) and 350-11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: 7/13 and 7/20/2023

7:15 PM Site Plan Review for 7,000+ square foot addition and site modifications by Cooley Dickinson Hospital, 30 Locust St, Map ID 23B-46.

- Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval have been met.
- Applicable Code Sections: 350-11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: 7/13 and 7/20/2023



7:35 PM Special Permit/Site Plan for two curb cuts by Chris Jacobs, 420 N Main St, Leeds, Map ID 11C-55.

- Special Permit: Super Majority vote required 5 of 7 members. Along with meeting technical details, this is a discretionary permit. The Board must determine that two curb openings in this location are appropriate and safe based on code and street analysis. The Board must determine that the standards for special permit have been met.
- Applicable Code Sections: 350-8.8G ([More than one curb cut](#))
- Hearing Publication Dates: 7/13 and 7/20/202

7:50 PM Special Permit, Major Site Plan 7-unit residential construction, reduced buffer, by Dufrayne, LLC, 67 Park St, Florence, Map ID 23A-31.

- Special Permit: Super Majority vote required 5 of 7 members. Along with meeting technical details, this is a discretionary permit. The Board must determine that site plan standards for Florence Village General are met along with special permit for footprint size are appropriate. The.
- Applicable Code Sections: 350-22.5 ([Florence Village District](#))
- Hearing Publication Dates: 7/13 and 7/20/2023

End of HEARINGS

Other:

Minutes 6/22

ANRs-

Amendment –shift from office to residential at Former Clark School

Close out of Emerson Way Subdivision

Accessing via Teleconference

[PUBLIC MEETING LINK](#) (Zoom Meeting ID: 995 8703 7174 Passcode: 128860); or

Call 301-715-8592 to access the teleconference **at the scheduled hearing time**. Enter the Meeting ID followed by # and then simply press the # key when asked for a participant ID. To let the host know you have a comment, callers can press *9.